



The 2014 Annual Report

of the City of Columbus – Redevelopment Commission

City of Columbus





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The purpose of the Columbus Redevelopment Commission as supported by the Redevelopment Department is to execute the Economic Development Plan for the City of Columbus.

This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local redevelopment, as well as the following 2014 elected community leaders:

Columbus Mayor:
The Honorable Kristen Brown

Columbus City Council:
*Dascal Bunch
Ryan Brand
Frank Jerome
Frank Miller
Tim Shuffett
Kenny Whipker
Jim Lienhoop*

Redevelopment Commission Members:
*Kristen Brown, President
Frank Jerome, Vice President
Dave Wright, Secretary
Sarah Cannon, Member
(January 2014 – March 2014)
Russ Poling, Member
(April 2014 – Present)
Steven Scgalski, Member
Robert Abrams, Non-Voting Member*

Legal Counsel:
Stan Gamso



Redevelopment Department Staff Profile and Budget

The 2014 staff of the Columbus Redevelopment Department included 1 full-time director position and one full-time administrative position. The administrative position is shared with the Department of Community Development.

The staff serves to support the activities of the City of Columbus Redevelopment Commission. The staff is also often called upon to provide assistance to many other city departments and civic organizations.

2014 Redevelopment Department Staff

Heather Pope	Director of Redevelopment	*\$69,359.94 - 2014 annual salary
Beth Ostby	**Administrative Assistant (shared with Community Development)	***\$35,493.90 - 2014 annual salary

*Salary paid from City's Economic Development Income Tax, not Redevelopment Commission funds.

**This position also provides back-up support for the Mayor's office, Engineering Department and Personnel Department.

***This position is fully funded through the Department of Community Development.

2014 Redevelopment Department Budget

The budget to support the Redevelopment Department was \$101,892 and was funded from the City's Economic Development Income Tax (EDIT). The 2014 budget reflects an increase of 6% from 2013. This increase reflects cell phone service and a 2% cost of living allowance for the Redevelopment Director.



Roles and Duties of the Redevelopment Department & Commission

The role of the Redevelopment Department is to support and facilitate the work of the Redevelopment Commission. The duties of the commission shall be to (1) investigate, study and survey areas needing redevelopment within the corporate boundaries of the municipality; (2) investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment; (3) promote the use of land in the manner that best serves the interests of the municipality and its inhabitants; (4) cooperate with the departments and agencies of the municipality and other governmental entities and with public instrumentalities and public corporate bodies created by state law in the manner that best serves the purpose of Indiana Code 36-7-14; (5) make findings and report on their activities and keep those reports open to inspection by the public at the offices of the department; (6) select and acquire the areas needing redevelopment to redevelop under Indiana Code 36-7-14; and (7) replan and dispose of the areas needing redevelopment in the manner that best serves the social and economic interests of the municipality and its inhabitants.

2014 Columbus Redevelopment Commission

Member	Office	Appointment	Expiration (1 year terms)	Affiliation
Kristen Brown	President	Mayor – Voting Member	December 31, 2014	Mayor
Frank Jerome	Vice-President	City Council – Voting Member	December 31, 2014	City Council
David Wright	Secretary	Mayor – Voting Member	December 31, 2014	Community Education Coalition
Robert Abrams	Member	BCSC Board – Non-voting Member	December 31, 2014 (2-year term)	BCSC Board
Sarah Cannon	Member	Mayor – Voting Member	December 31, 2014 (Jan. – Mar.)	First Financial Invest Services
Russ Poling	Member	Mayor – Voting Member	December 31, 2014 (April – Present)	Cummins, Inc.
Steven Scgalski	Member	City Council – Voting Member	December 31, 2014	Jackson Street, LLC



Tax Incremental Financing (TIF)

A tax increment is the difference between the amount of property tax revenue generated before the TIF district designation and the amount of property tax revenue generated after TIF district designation. Only property taxes generated by the incremental increase in value of the TIF district are available for TIF projects. Tax rates do not change when a TIF district is created.

Recipients of Grants or Loans

The Columbus Redevelopment Commission did not issue any loans or grants from TIF revenue in calendar year 2014.

2014 TIF Total Funding

Fund	Fund Name	Beginning Balance	Revenue	Expenses	Ending Balance
240	Columbus Downtown/Airport CTP	\$ 1,183,741.75	\$ -	\$ -	\$ 1,183,741.75
243	Columbus Redevelopment	\$ 2,319.57	\$ 19,183.87	\$ -	\$ 21,503.44
252	TIF Money	\$ 8,513,400.44	\$ 6,919,628.47	\$ 4,750,278.13	\$ 10,682,750.78
	Airport TIF	\$ 825,012.62	\$ 211,925.04	\$ 304,140.64	\$ 732,797.02
	Central TIF	\$ 5,934,168.26	\$ 5,090,205.52	\$ 3,734,320.97	\$ 7,290,052.81
	Cummins TIF	\$ 1,729,841.55	\$ 1,325,883.87	\$ 565,000.00	\$ 2,490,725.42
	Cole TIF	\$ 24,378.01	\$ 291,614.04	\$ 146,816.52	\$ 169,175.53
256	Jackson Street Bond Premium	\$ 579,980.34	\$ 917,477.86	\$ 836,157.25	\$ 661,300.95
258	Redevelopment Bond '08	\$ 425.30	\$ -	\$ 425.30	\$ -
262	Woodside Bond Payment	\$ 94,590.00	\$ 114,730.00	\$ 111,966.11	\$ 97,353.89
263	Redevelopment Bond '08 Capital/Tax	\$ 48,529.91	\$ 83,857.70	\$ 87,750.00	\$ 44,637.61
899	2nd Street Parking Garage Operating	\$ 145,746.07	\$ 244,166.39	\$ 201,595.73	\$ 188,316.73
900	Jackson Street Parking Garage Operating	\$ 388,856.72	\$ 352,683.21	\$ 142,685.54	\$ 598,854.39
		\$ 10,957,590.10	\$ 8,651,727.50	\$ 6,130,858.06	\$ 13,478,459.54



2014 Columbus Redevelopment Commission Activity

2nd Street & Lafayette Street Property

The Redevelopment Commission Executive Committee and/or the Director have met with interested developers to discuss development opportunities for the nearly nine and a half acres owned at this location by the Redevelopment Commission. Ongoing conversations continue into 2015.



A Market Study was completed on the property to determine the current state of the multifamily leasing market in Columbus focusing on occupancy rates and current rentals. The report included demographic and economic projections and a brief discussion of commercial and retail space in the area. The report concluded the area could support rents near or at the top of the market. Population figures indicate that there will be an increase in households in the area as the economy shows definite signs of recovery from the recession.

The Redevelopment Commission partnered with the Columbus Parks Foundation in granting a pedestrian trail easement across the southern part of this property along the rail road easement. The trail was built and dedicated in November 2014. This trail connection is a major part of the downtown people trail connection project and statistics show a major attractor for future development.

Arts District

The Redevelopment Commission approved the hiring of two arts district consultants in 2013. Jayne Farber as the lead project coordinator to assist in the ongoing implementation of the Arts District Strategic Plan and Richard McCoy was hired as a preservation consultant to the Arts District. Both consultants contracts ended in 2014, but their work continues through the Redevelopment Department.





The Arts District saw a large amount of activity in 2014. IUCA+D held numerous gallery exhibitions, engaged in Design Biennial planning, hosted the Weese Symposium, conducted workshops with Cummins and Toyota engineers, partnered with graduate and undergraduate students from Columbia University, Ball State University, and University of Arkansas, and hosted a variety of conferences, public lectures, events and Salon Talks.

Christopher West initiated plans for the 2016 Columbus Design Biennial, a major international design exhibition modeled loosely on the Venice Biennale, and drawing on Columbus' legacy of architecture and design. In October, Jonathan Nesci's installation, "100 Variations: New Reflections on Eliel Saarinen and the Golden Ratio" was exhibited at Saarinen's First Christian Church in the District and one of the first of a series of exhibitions that the Design Biennial will bring to Columbus.

Plans for the renovation of the Crump Theater progressed in 2014, with a feasibility study by Jones & Phillips completed and presented in April and a business plan study completed by Danielle McClelland presented to the public in December.

The Custer Nugent Amphitheater project moved forward in 2014 as well. Westlake Reed Leskosky (WRL) was engaged through an RFP process to gauge the communities' interest in a redesigned amphitheater. WRL conducted stakeholder and user group interviews. AMS Planning & Research was engaged in November to develop an operating and marketing plan for the redesigned amphitheater. Both firms are scheduled to present their findings to the community in March 2015.

The Pumphouse is a key downtown asset at the center of the District and the only "riverfront" property connected to our downtown. The Mayor's office has made considerable progress towards identifying a buyer/developer of the property who could turn it into a successful district asset. Issues addressed in 2014 have included Landmarks Preservation Easement, removing the building from the floodway, railroad right-of-way negotiations, and a people trail easement.

Engage Columbus, a Welcoming Community initiative and a program of the Heritage Fund, completed two six-sigma studies in 2014 and has begun developing a process for getting people of all cultures welcomed and engaged in the community. Heritage Fund has donated their Carriage House on Franklin Street in the district as the office location. The official launch of the program will be in March 2015.

Other activities in the district include the Bartholomew County Historical Society's plans to open a History Museum at 538 Washington Street, the Columbus Indiana Philharmonic initiating a programming achievement with the launch of the Cabaret series at the Commons, the federally funded intersection improvements at 5th and Lindsey Street has received the necessary approvals and is scheduled to be completed by the end of 2015 and YES Cinema had its best year ever in 2014 and completed the



transition of both screens from film to digital through a grant from the Reeves Foundation and Heritage Fund.

Bob Crider accepted the role of chairing the Arts District Coalition in August 2014. Bob restructured the coalition slightly and shifted the emphasis from general idea generation to a more focused attention on several key projects in order to make sure that they continue to move forward in a coordinated fashion to their ultimate resolution. Both the Arts District Project Committee and the Coalition meet on an as-needed basis at this point.

Brownfield Remediation

The Redevelopment Commission continued its work with Bruce Carter and Associates (BCA) monitoring the remediation of the creosote plant site at 2nd and Lafayette. In February an addendum to the Remediated Work Plan was signed by the Commission. This work plan authorized the installation of seven temporary wells, six permanent wells and abandoning four existing wells. Monitoring reports are received and reviewed bi-annually (two times a year). Deed restrictions have not yet been issued on the 1.25 acre parcel where the majority of clean-up took place due to on-going well monitoring on-site and down-gradient to the site. Funding for this ongoing remediation is received from the following sources: State Revolving Fund Loan (SRF), American Recovery Reinvestment Act - Revolving Loan Fund (ARRA RLF), Regular Revolving Loan Fund (RLF) and a Housing and Urban Development Grant (HUD).

The Commons

The Redevelopment Commission manages the four tenant spaces in the Commons through an agreement with the Commons Board.

Jordy McTaggart's Grill & Pub opened its doors in May 2014 with a completely redesigned, Irish themed, interior. Tim Rohrer and David Baker, owners, invested about \$500,000 to renovate the restaurant's 5,511 square feet into a unique, one-of-a-kind, family-friendly, Irish themed restaurant. It has been welcomed with open arms by the community. At the end of December 2014 the Redevelopment Commission was notified that Mr. Rohrer and Mr. Baker sold 100% of their share of Jordy's Inc. to Mark and Steve Wilcox. The attorney's continue to work through the paper work necessary to make the new ownership a smooth transition. The restaurant has remained open and is doing well.



Snappy Tomato Pizza, located in the Commons Food Court area, closed their doors the end of January 2014. The Redevelopment Commission has issued three Requests for Proposals (RFP) prior to engaging a Commercial Real Estate Broker in October 2014. The 678 square foot space continues to be marketed.

Puccini's and Subway continued to attract customers and are doing well.

Columbus Area Economic Growth Council

The Redevelopment Director attends the monthly meetings of the Columbus Area Economic Growth Council. The council is dedicated to “deep dives” into community topics of interest and sharing common areas of expertise to identify collaborative opportunities in the community. Growth Council members include Chamber of Commerce, Economic Development Board, Education Coalition, Enterprise Development Corp., Visitors Center, Redevelopment Commission, City of Columbus and Bartholomew County Commissioners.

Cummins Office Buildings

The newly constructed Cummins COM Building (Commons Office Mall) has ground floor retail space for lease at the corner of 4th Street and Jackson Street. The retail space has been leased to Yatz, which opened its doors in August 2013, and Taku Steakhouse opened its doors in April 2014. Entries to the restaurants are located on 4th Street - the entertainment corridor of the Downtown Arts District.

Cummins Parking Garage

The Cummins Parking Garage was completed and opened in September 2012. In 2013 the Certified Tech Park Bonds, which partially funded the construction of the garage, were paid in full. The original amount of these bonds was for \$9.4 million. A private developer's plan for a residential/commercial development along the garage's Washington Street frontage, however, was withdrawn in mid-2013. The Redevelopment Department continues to have intermittent conversations about development opportunities for this area.



Downtown Merchants Meetings

The Redevelopment Director attends the monthly Downtown Merchants Meetings. This is a group that is self-organized in an effort to discuss topics of interest that affect the downtown. All the downtown businesses are invited to attend these monthly meetings. Terry Whittaker, local owner of Viewpoint Book Store, sends out agendas for each of these meetings. These meetings encourage open communication, idea sharing and coalition building. Guest speakers frequent these meetings.

Parking Garages

REI Real Estate Services continues to run the operation and management of both the Jackson Street Parking Garage and Second Street Parking Garage.

Jackson Street Parking Garage

In October 2014 the Redevelopment Commission passed a resolution allowing the change of operation in the Jackson Street Garage. The change in operation includes lowering the parking garage gates, no longer having assigned parking spaces in the garage, adding 13 more 24/7 reserved parking spaces and allowing the public to pay for parking and stay as long as they want downtown. These changes will allow REI to “over sell” the garage, therefore, offering more public parking spaces to customers and visitors to the downtown. Installation of the Jackson Street Parking Garage gate equipment was completed in 2014. Other functions necessary to lower the gates were also completed in 2014; a new sign package purchased (to be installed closer to the lowering of the gates), the pay-on-foot station moved from the 2nd Street Garage to the Jackson Street Garage and notification to the monthly parkers of the changes that are proposed to take place were sent. A contract with Smithville was executed in December 2014 to install fiber optics to connect the two garages. Once the fiber optics are installed and the computer equipment programming is finalized the gates will be lowered. The anticipated operational date is in the first quarter of 2015. The garage will continue to offer free, long term parking, on the nights and weekends.

Unfortunately, the Jackson Street Garage lost one of its tenants in 2014. Bistro 310 closed its doors to business December 19, 2014. The Redevelopment Commission will be issuing a Request for Proposal the first quarter of 2015 to fill the vacant space as soon as possible.



The Garage Pub & Grill restaurant occupies the other retail space in the garage and continues to do well.

Second Street Parking Garage

Plans continue to lower the gates in the Second Street Garage once the fiber optics connection is completed. REI and the Redevelopment Director worked with Cummins to find a software system that will work with employee badges to operate the gates and provide all the necessary functional controls in the garage.



Second Street Parking Garage has 700 parking spaces. The Cole mixed use development has reserved 200 spaces and have strategically placed 'reserved' signs for their residents and guests. The remaining 500 parking spaces are rented by Cummins, Monday – Friday, 8:00 a.m. – 5:00 p.m. These 500 spaces are available to the public, at no charge, during evenings and on weekends.

Downtown Parking (Parking Implementation Committee)

In November 2013 the City Council and the Redevelopment Commission heard from Boston-based Nelson Nygaard, parking consultants, regarding the results of the parking study completed. By looking at the parking system comprehensively, the study demonstrated that parking supply alone is not the issue, but rather the perception and management of the parking system. The study was funded by the Redevelopment Commission.



A Parking Implementation Committee was formed including representatives from the downtown merchants, the downtown restaurants, Cummins, the City Council and the Redevelopment Commission. The 7-person



committee was charged with assessing the recommendations by the parking consultants and picking those solutions that can be easily implemented with little to no cost and has the most impact. The Implementation Committee met regularly while making frequent updates at the public meetings of the Redevelopment Commission and City Council on their activities. In October 2014 the Redevelopment Commission passed a resolution changing the operation of the Jackson Street Parking Garage. Specifically, the changes included lowering the gates, no longer having dedicated, reserved parking spaces and eliminating the 3-hour parking limit in the garage which would allow the public to pay to park as long as they wanted to stay. Coordination to make these changes started immediately under the guidance of REI Real Estate Services, managers of the parking garages owned by the Redevelopment Commission with an anticipated 'go live' date of March 1, 2015.

After a comprehensive review of the City's Code pertaining to parking and based on recommendations from the Nelson Nygaard parking study the Implementation Committee made recommendations to the City Council regarding changes to the parking ordinances. In December 2014 the City Council adopted the suggested changes to the downtown parking ordinances as recommended by the Implementation Committee and those changes became effective January 1, 2015.

Another tool employed by the Implementation Committee was working with the Police Department to obtain additional ticketing equipment for the Parking Enforcement division of the Police Department. Funding for this came from TAC (Technical Advisory Committee). Additionally, the City Council approved for the 2015 budget, the hiring of a new part-time individual to assist in the enforcement of downtown parking.

The Implementation Committee is still very active in monitoring the new parking changes that are now in effect and will meet quarterly to ensure the changes are having a positive effect on the parking situation downtown. The Redevelopment Department plays an active role in the Implementation Committee by organizing and facilitating the work of the committee.



Pumphouse

The historic Pumphouse is located along the East Fork of the White River. The only “downtown” property that is located along the riverfront. The Pumphouse was designed by nationally-recognized architect Harrison Albright and constructed in 1903. The building represents a 110-year-old civic investment whose architectural, historical, and cultural value was recognized by the State of Indiana when in September 2013 it was declared eligible for listing in the National Register of Historic Places.

The Mayor’s office recognizes the significance this property plays to the downtown and has made significant strides in finding a buyer/developer of the property to turn it into the cultural asset it has the potential to be. In the summer of 2013 two appraisals were completed on the property ranging from \$220,000 to \$470,000.



In 2014 the Pumphouse property was rezoned for the purpose of limiting the types of uses that would be permitted, the City Attorney’s Office worked with Historic Landmarks to come to an agreement on a preservation easement to be placed on the building only, continued negotiations with the railroad company regarding an eave encroachment into the railroad right-of-way and a FEMA letter of map revision was awarded which took the building out of the floodplain.

The Riverwalk is a very important section of the people trails, it will connect the downtown to the east and west sides of town. This section of people trail has two phases. The first phase was constructed in 2014 on the property owned by the Redevelopment Commission located at 2nd and Lafayette. The second phase is behind the Pumphouse, along the river bank. Due to the limitations on the site with building location and steep grade changes along the river bank a pedestrian bridge was considered as an alternative solution to complete this trail connection. Discussions regarding the pedestrian bridge and its easements continue with the various stakeholders.

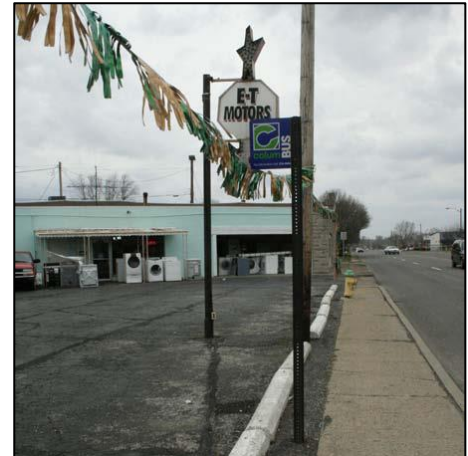
State Street Corridor

The Director of Redevelopment served on the Steering Committee for the State Street Corridor Plan which is a long-range planning project facilitated by the Columbus-Bartholomew Planning Department. In February of 2013 the City of Columbus hired Chicago-based Lakota Group to prepare a State Street Corridor Plan. The State Street Plan was funded through the City’s Economic Development Income Tax



(EDIT) and the Columbus Area Metropolitan Planning Organization (CAMPO). The State Street Corridor Plan is intended to serve as both (1) long-term land use plan for the properties along State Street and (2) a readily-implementable strategic plan for the redevelopment of the area.

In July 2014 the State Street Corridor Plan was adopted as part of the City of Columbus' Comprehensive Plan.



After the adoption of the State Street Plan a citizen led group formed the State Street Revitalization Team. This grass roots team of residents, business owners and community leaders meet regularly. Doug Pacheco was engaged by the Redevelopment Commission in November 2014 as a Project Consultant. One of his primary assignments was to organize an Implementation Committee and to move state street improvements, identified in the State Street Corridor plan forward to a 2015 completion. The Implementation Committee meets bi-weekly and includes many members from the State Street Revitalization Team.

The Riverfront District

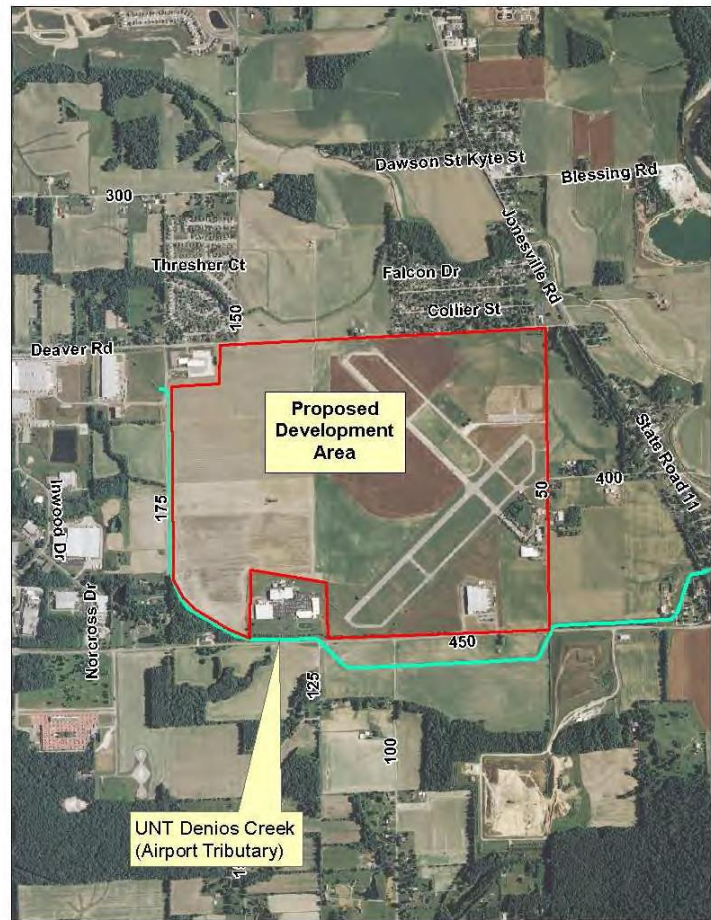
The Riverfront District in downtown Columbus, established in April 2009, has ten 3-way liquor licenses for restaurants. At the end of 2014 seven liquor licenses were in use with three still available. The Riverfront District continues to shape downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors.

Walesboro Airport

The Walesboro Airport site continues to be studied and researched as the need for shovel-ready industrial & office space grows. In April 2014 four IUPUC MBA groups of students were assigned the task of developing a business plan for the 762 acres of land that comprise the Walesboro Airport property, owned by the Board of Aviation Commissioners. The groups were to consider a proposed test track (as identified



in the 2012 community report) and/or other innovative uses that may be possible on site. All four business plans are available to assist any developer of the site. In June 2014 the Redevelopment Commission had two “As Is” appraisals completed on the property ranging from \$5.5 million to \$6.6 million (with the value increased as flood hazard is mitigated). The City of Columbus, Redevelopment Commission, Board of Aviation Commissioners and the Economic Development Board continue to have discussions about the possible development and future uses of this property.



Doug Pacheco was engaged by the Redevelopment Commission in November 2014 as a Project Consultant. One of Mr. Pacheco’s lead projects was to continue the development discussions of the Walesboro Airport property. Mr. Pacheco immediately started to work on the flood hazard issues with the site through discussions with local hydrologist and meetings with DNR. He has also started the search for a site consultant to assist the City in the development process.